

APPROVED 10-4-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 1, 2016 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Curtis D. Andrews, Sr., Secretary
Theresa Ranciato-Viele
Richard E. Wilson, Alternate, sitting for Vern E. Carlson
Edward M. Homa, Alternate, sitting for James J. Giulietti

MEMBERS ABSENT:

Vern E. Carlson, Chairman
Ronald D. Penton, Vice-Chairman
James J. Giulietti

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Andrews, acting Chairman, opened the meeting at 7:13 p.m. Then, he introduced the Commissioners, town staff and the stenographer and asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P16-13, 2015 Whitney Avenue, has been withdrawn by the applicant.

PUBLIC HEARING:

Mr. Wilson, acting Secretary, read the call for the Public Hearing:

1. #P16-17 Application of Bernard Pellegrino, Applicant, proposed Amendment to the North Haven Zoning Regulations, to add Section 5.1.3.5.4 (e) to permit businesses on reduced size lots under Section 5.1.3.5.4 to have signage on the overall shopping center pylon sign. The proposed amendment is on file in the Land Use Office and the office of the Town Clerk.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the application to add Section 5.1.3.5.4 (e) allowing businesses on reduced size lots to have signage on the overall shopping center pylon sign. The Commission asked questions and Attorney Pellegrino responded.

Mr. Andrews asked for public comment. There being no public comment, the Public Hearing was closed.

SITE PLANS:

2. #P16-13 Site Plan Application of Funaro Family, LLC & Diana Melillo, Applicants & Owners, relative to 2015 Whitney Avenue, (Map 41, Lot 306). Plan entitled: Site Plan, Funaro Family, LLC. 2015 Whitney Avenue, North Haven, Connecticut. Prepared by Connecticut Consulting Engineers, LLC. Dated: 4/15/16. Scale 1"=10'. CN-20 Zoning District.

This application has been withdrawn by the applicant.

3. #P16-18 Site Plan Application of Nancy DeCristofaro, Applicant & John DeCristofaro, Owner, relative to 55-59 State Street, (Map 66, Lot 29). Plan entitled: Proposed Site Plan, 55 State Street, North Haven CT. Prepared by John L. Thomson. Dated: May 2016. Scale: 1"=20'. IL-30 Zoning District.

Mr. Dick Miller, P.E. of RHM Consultants, presented the application to permit the change of use of 1,893 square feet of this existing, approximately 11,700 square feet building from retail to a restaurant use. No site improvements are proposed. Mrs. Nancy DeCristofaro, applicant, and Mr. Eugene DeCristofaro explained the type of food business being proposed. Mr. DeCristofaro stated that he is proposing a pizza truck business that will require takeout and delivery of food only. Then, Mr. Miller discussed the parking and Mrs. DeCristofaro discussed current conditions of the site. She stated that one of her tenants has three commercial vehicles on site and will need time to have them removed. She also stated that she has no concerns with parking on this site. The Commission asked questions and Mrs. DeCristofaro and Mr. Jeff Pescosolido, Land Surveyor of 88 Brent Drive, Vernon, Connecticut, responded.

Mr. Fredricksen explained current violations on the site, particularly storage of commercial vehicles in the floodplain and dumpsters without enclosures. Mrs. Ranciato-Viele stated that she would like to see sidewalks along this property and the dumpsters relocated. The Town Engineer agreed to work with the applicant on the placement of the sidewalks. Mr. DeCristofaro stated that there will be no indoor seating and the pizza truck will be parked at his mother's residence in Hamden. The Commission and town staff asked further questions and Mrs. DeCristofaro and Mr. Miller responded. Then, Mrs. Ranciato-Viele requested to continue this item to next month in order to give the applicant time to revise the site plan and work towards zoning compliance.

4. #P16-19 Site Plan Application of New Haven Group, Inc., Applicant & ARC Cafehld001, LLC, relative to 100 Washington Avenue, (Map 73, Lot 123). Plan entitled: Preliminary Site Plan, 100 Washington Avenue, North Haven, Connecticut. Prepared by Plans Ahead LLC. Dated: 7/8/2016. Scale: 1”-20’. CB-20 Zoning District.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm and Mr. Steve Inglese of the New Haven Group, Inc. presented the application to change the use of this existing 2,400 square feet building from a restaurant (Wendy’s) to a retail store for “wireless telecommunication devices”. Only minimal site work is proposed. Attorney Pellegrino described the proposed new building. The Commission asked questions and Attorney Pellegrino and Mr. Inglese responded. The hours of operation will be from 10:00 a.m. to 9:00 p.m. during the week with fewer hours on the weekends. This business will employ approximately five employees.

DELIBERATION SESSION:

Mrs. Ranciato-Viele moved to go into deliberations; Mr. Wilson seconded the motion. All were in favor.

PUBLIC HEARING:

1. #P16-17 Application of Bernard Pellegrino, Applicant, proposed Amendment to the North Haven Zoning Regulations, to add Section 5.1.3.5.4 (e) to permit businesses on reduced size lots under Section 5.1.3.5.4 to have signage on the overall shopping center pylon sign.

Mrs. Ranciato-Viele moved to approve the Amendment with an effective date of September 1, 2016; Mr. Wilson seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

The application was approved.

SITE PLANS:

3. #P16-18 Site Plan Application of Nancy DeCristofaro, Applicant & John DeCristofaro, Owner, relative to 55-59 State Street.

Mrs. Ranciato-Viele moved to continue the application to the September 12, 2016 meeting; Mr. Homa seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

4. #P16-19 Site Plan Application of New Haven Group, Inc., Applicant & ARC Cafehld001, LLC, relative to 100 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

The application was approved with appropriate conditions.

OTHER:

- #P15-19, 85 Sackett Point Road (a.k.a. 95 Sackett Point Road)

Mr. Joe Barnick, owner, explained the requirement for five (5) additional parking spaces and Mr. Fredricksen stated that an island with a 2” caliper tree also has to be installed. The Commission asked questions and Mr. Barnick responded.

Mrs. Ranciato-Viele moved to approve the site plan modifications; Mr. Homa seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

- 2017 Meeting Dates

Mrs. Ranciato-Viele moved to approve the 2017 Meeting Dates; Mr. Homa seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

EXTENSIONS: None

BONDS: None

CHANGE OF USE:

- 95 Sackett Point Road

Mr. Joe Barnick, owner, presented the change of use from warehouse to office use. The Commission asked questions and Mr. Barnick responded.

Mrs. Ranciato-Viele moved to approve the change of use from warehouse to office; Mr. Homa seconded the motion. The Commission voted as follows:

Andrews – aye Ranciato-Viele – aye Homa – aye Wilson - aye

CORRESPONDENCE: CT Federation of Planning & Zoning Agencies Newsletter,
Summer 2016

MINUTES:

- July 6, 2016 (POCD)

Due to the lack of a quorum, the July 6, 2016 meeting minutes could not be approved this month.

- July 11, 2016

Mrs. Ranciato-Viele moved to approve the July 11, 2016 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Ranciato-Viele – aye Wilson – aye Homa - aye

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mr. Wilson seconded the motion. The meeting was adjourned at 8:05 PM.